

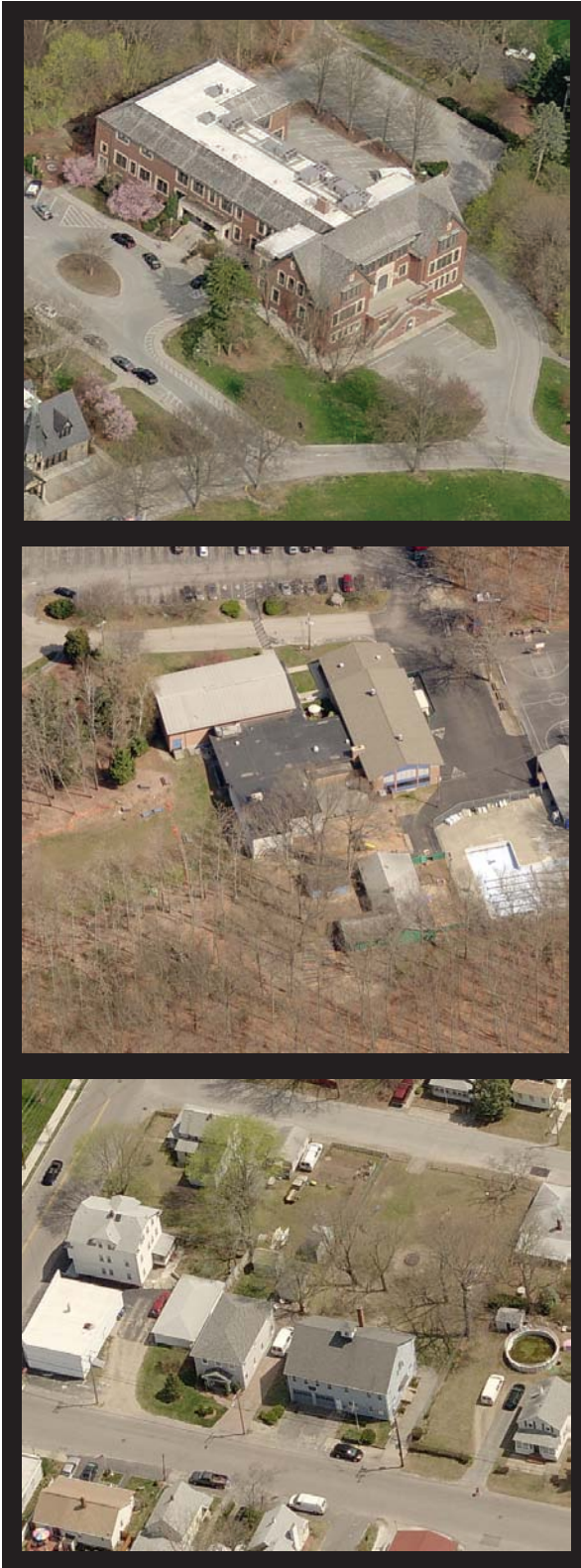
BARRINGTON TOWN-WIDE COMMUNITY FACILITIES STUDY

Final Report:
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Prepared for:
Town of Barrington
Rhode Island



Prepared by:
Graham/Meus Inc. Architects
Six Edgerly Place
Boston, Massachusetts 02116





Acknowledgements

Study Steering Committee:

Town of Barrington

Philip Hervey, Town Planner

Department of Recreation

John Taylor, Interim Director

Barrington Senior Center

Debra Diniz, Director

Edna Kurtzman, Advisory Board

Margaret Kane, Advisory Board

Barrington Public Library

Deborah Barchi, Director

Barrington Preservation Society

Robert Robertson

Nancy Peck

Tap-In (Touch A Person In Need)

Susan Holmes, Co-President

Jane Ryan, Co-President

BAY (Barrington Adult Youth) Team

Kristen Westmoreland

Bay Spring Community Center

Peter Gray

Patty Hopkinson

Bayside Family YMCA

Joseph Martino, Director

Marilyn Shriver

Design Team:

Graham/Meus Inc. Architects - Architect

Gary Graham, FAIA - Principal in Charge

Cordelia Dawson - Project Manager

Gates, Leighton & Associates, Inc. - Landscape Architect

Don Leighton - Principal in Charge

Wilkinson Associates, Inc. - Consulting Engineers

Steve Wilkinson - Principal in Charge



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SECTION 1 - EXECUTIVE SUMMARY

1.1 INTRODUCTION

The Town of Barrington is home to an active community of over 16,000 people. Presently, Baby Boomers amount to one-quarter of this population, posing an increased demand on services available for Senior Citizens. Also, public meeting and event spaces are in high demand and large scale function spaces do not exist within the Barrington Community. Additionally, a dedicated teens space is no longer available. Thus, the facility and program needs of the community are in need of evaluation.

This study focuses primarily on the Historic Peck Center and its users (Barrington Public Library, the Barrington Senior Center, the Barrington Preservation Society, Tap-In, and the Recreation Department administration). Additionally, the needs of community service providers including the Barrington Adult Youth (BAY) Team, the Community School, and the Bayside Family YMCA were considered. Various sites within the community were reviewed including the Peck Center Campus, Town Land adjacent to the YMCA, and the Bayspring Community Center. The goal of this study is to provide facility space options that better support community organizations and agencies in order to help make Barrington a more vibrant and cohesive community.

1.2 PROGRAM & SITE ASSESSMENT

Throughout the course of this study, the Design Team was guided by the Steering Committee which is composed of members of the main programs at the Peck Center, as well as representatives from the YMCA, Bay Spring Community Center and the BAY Team. Additionally, the Design Team met with user groups to assess program needs and conducted a two-evening Future Search Workshop that was attended by over 50 members of the greater Barrington Community. Through these meetings and workshops, a need and a vision for an Inter-Generational Community Center was identified. This Center would contain both Senior Citizen and Teen program spaces as well as public meeting, function, and recreation spaces. It would also provide a new integrated home for scattered community services such as the Recreation Department and the Community School. The Center could relieve some of the space demands on the Peck Center, allowing for expansion of existing programs and augment smaller-scale neighborhood community centers such as Bay Spring.

The Design Team evaluated three site options: the Peck Center Campus for potential expansion, Town Land adjacent to the YMCA for new construction, and the Bay Spring Community Center for improvements to allow for operation. The Peck Center



Historic Peck Center



Future Search Workshop



Bayside Family YMCA



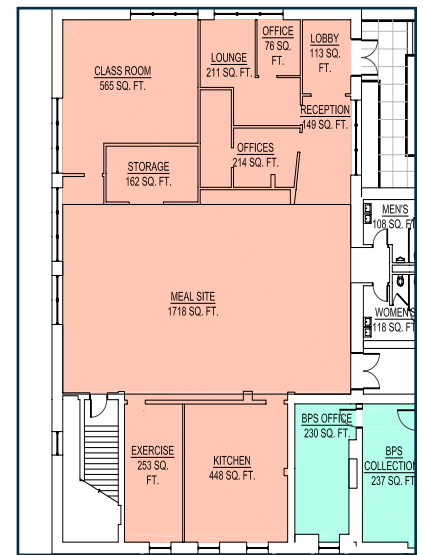
is constrained by a CRMC buffer zone, existing access and circulation, slope, and parking restraints. Expansion could occur off of the south side of the building. The Town Land adjacent to the YMCA could support a new building and parking could be provided that would benefit a new facility as well as users of the surrounding Veteran's Memorial Park and Field. This proximal location to the YMCA could allow for a smaller building if a public/private partnership were developed between the Town and the YMCA. The Bay Spring Community Center presently is inaccessible and lacks proper life-safety requirements. If the building is able to meet code requirements it will serve as a model for a small-scale community center and will provide additional meeting and program space available to the Town.



Bay Spring Community Center

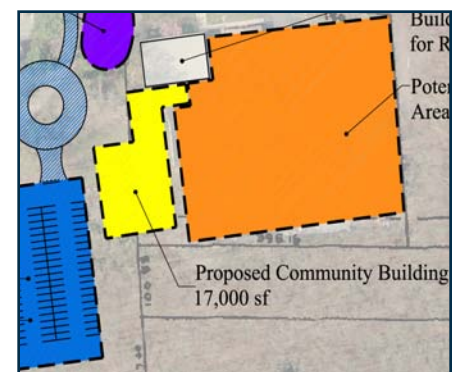
1.3 ALTERNATES & RECOMMENDATIONS

The Design Team explored expanding to the Peck Center in order to provide space for some of the proposed program elements associated with a new Community Center. This option is limited by site constraints, existing building character and access, proximal neighbors, and lack of area for parking expansion. A new facility adjacent to the YMCA was preferred as it would allow for the potential of a public/private partnership between the Town and the YMCA, would maximize efficiency of space and funding, and would facilitate collaboration between existing recreation and education focused programs including the Recreation Department, the Community School, and the YMCA. Additionally, a new facility at the YMCA site would more fully engage Veteran's Memorial Park and utilize existing connectivity via the East Bay Bike Path.



*Existing Senior Center program space
(Peck Center)*

The construction of a new Community Center would allow for the relocation of the Senior Center and Recreation Department from the Peck Center to the new facility. In turn, this would provide space for expansion of all of the remaining Peck Center Programs which would improve the services provided. Also, this opportunity would allow for much need renovations and improvements focusing primarily on renovating the Children's Library, increasing accessibility throughout the ground level, providing better climate control for the Town's historic documents in the Preservation Society spaces, and improving pedestrian access throughout the site.



*Proposed program on YMCA
Adjacent Land*



Barrington Community Facility Study - Executive Summary

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1.4 NEXT STEPS

- Present to the Town Council to achieve support for further development and exploration
- Expand the Steering Committee to include Key Stakeholders and others motivated to make it happen
- Begin discussions with the Bayside Family YMCA to consider the potential of a Public/Private Partnership
- Consider further collaboration efforts and potential between the Recreation Department and Community School
- Consider Funding Sources and Fund-raising Opportunities
- Engage consultants to further assess site and building design relative to available funds and partnership opportunities

1.5 TIME LINE & ASSOCIATED COSTS

Implementation

Organizational and Feasibility Assessment ~ TBD

Site Assessment and Selection ~6 months

Design Phase (Preliminary) ~ 4 months

Design Phase (Construction Documents) ~4 months

Regulatory Review (overlap w/ Design Phase)

Bidding & Acceptance ~ 3 months

Construction ~ 12-18 months

Total Time post Organizational/Feasibility Assessment ~ **30-36 months**

Preliminary Associated Project Costs

Project Costs for a new 17,000 sf Community Center: ~\$5,200,000

Renovation and improvements to the Peck Center: ~\$1,013,000

Bay Spring Community Center Code & Accessibility Upgrades: ~\$297,263



SECTION 2 - PROGRAM

2.1 PROGRAM NARRATIVE

Over the course of this study, the Design Team met with Peck Center user groups and representatives from the YMCA, the BAY Team, the Bay Spring Community Center, and local area teens in order to assess existing and desired program spaces. Also, the Design Team conducted a two-evening Future Search Workshop attended by over 50 members of the greater Barrington community to identify current trends and issues affecting Barrington and to envision the community spaces that will help foster a vibrant future for the Town. The concept of an Inter-Generational Community Center with spaces for Seniors, Teens, and the general public evolved from these meetings and workshops.

At the recommendation of the Steering Committee, the Design Team reviewed the program spaces in the Glastonbury Community Center, in Glastonbury, CT. The Team also presented a space comparison for the North Kingstown Senior Center. Based on these comparisons, Teen Center precedents, and feedback from the users and the Steering Committee, an ideal list of program spaces was developed.



2.2 EXISTING PROGRAM - PECK CENTER

The Historic Peck Center is a focal point of community activity in Barrington. The 3-story, 47,000 sf building houses several community based organizations and services including the Barrington Public Library, the Barrington Senior Center, the Recreation Department, the Barrington Preservation Society, and Tap-In. Also, the building provides community spaces including meeting rooms, an auditorium, and storage. While the Peck Center serves a broad range of the population, there are minimal opportunities to engage youth and teenagers. Also, spaces utilized by the Library, Preservation Society and Senior Center are in need of renovations. These organizations also require areas for expansion, which is limited by the current building configuration and parking potential.

Barrington Public Library

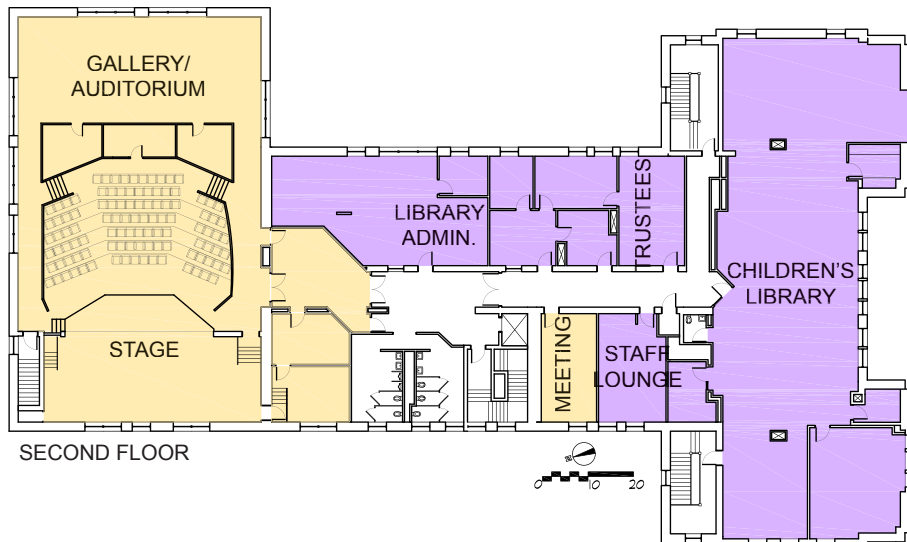
The Barrington Public Library occupies space on each floor of the Peck Center. The entire first floor is dedicated library space including circulation, stacks, audio/visual collections, reference, and young adult services. Administrative offices and the Children's Services are located on the second floor. IT Services and Community Services are located on the ground level. An area dedicated to book sorting by the Friends of the Library, a fund-raising organization, is also located on the ground floor. The Library oversees the building's community meeting spaces, the auditorium and gallery spaces, and custodial services.

The Library has the highest per-capita utilization in Rhode Island and is challenged to display its growing collections. The First Floor was recently renovated. Collections, particularly audio/visual collections, are always in need of more space and the addition of reading rooms/quiet areas and more work space behind the circulation desk are desired. The Teen Room functions well and provides some services to young adults including computers, study areas, and reference help. This area is often noisy and impacts adjacent library



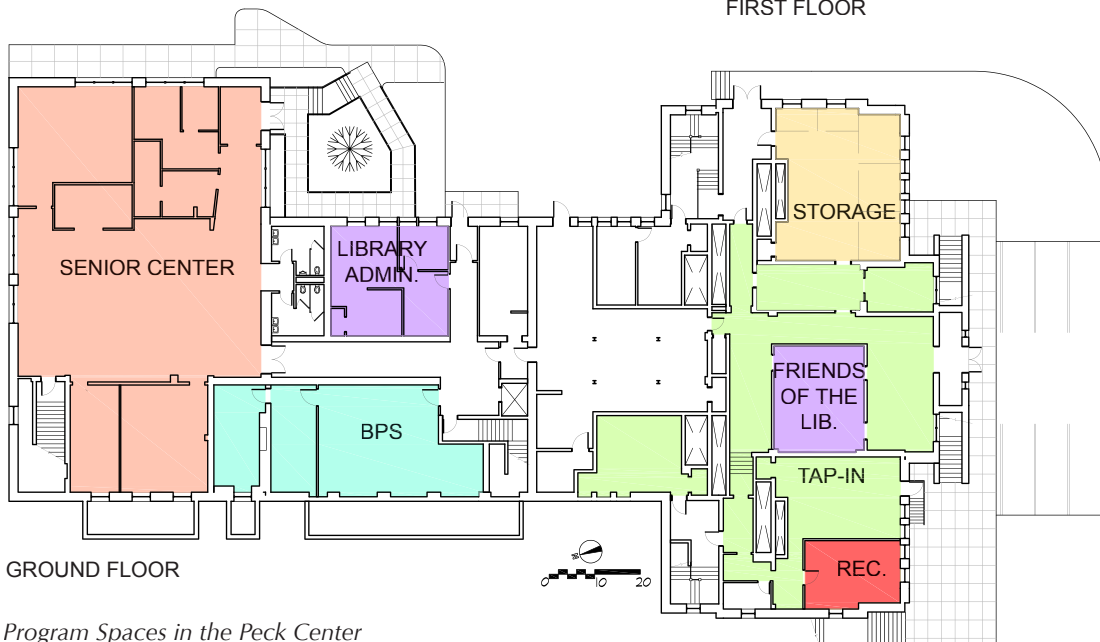
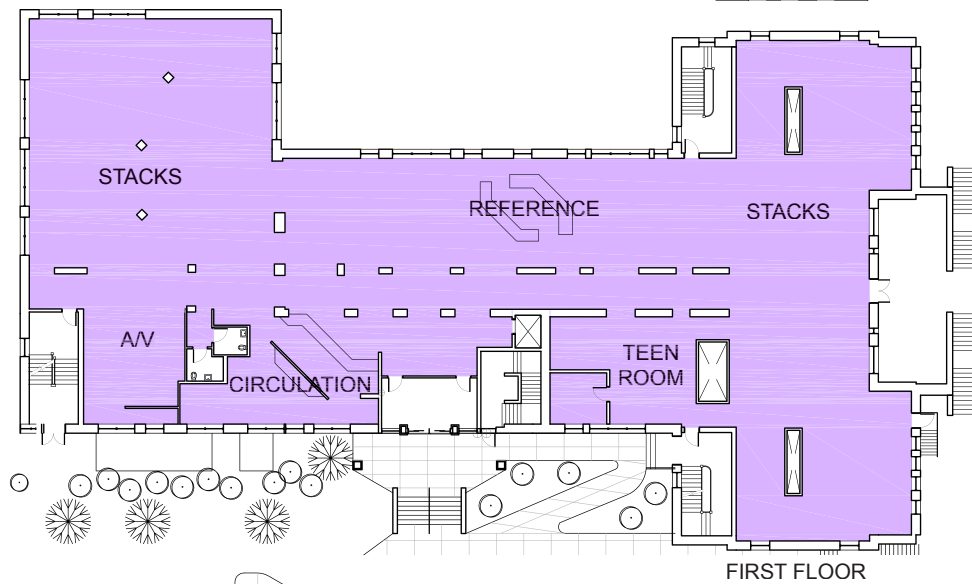
Barrington Community Facilities Study - Program

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LEGEND

- LIBRARY
- SENIOR CENTER
- TAP-IN
- RECREATION
- BPS
- COMMUNITY



Program Spaces in the Peck Center